

Comments Received Through the Public Comment Period – March 2024

Sent to:

Rebecca Tomasovic
rebecca.tomasovic@boston.gov

Natalie Deduck
natalie.deduck@boston.gov

March 22, 2024

In Support of DREAM Development/Related Beal for the Boston Water Sewer Commission (BWSC) Parking Lots project in Roxbury

Director Jemison,

I am submitting this letter to express my support for the DREAM Development/Related Beal team to be designated as the Developer of the Boston Water Sewer Commission (BWSC) Parking Lots project in Roxbury.

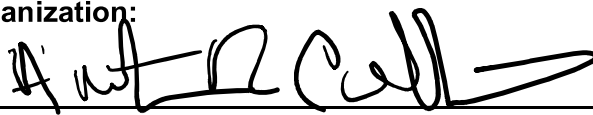
The DREAM Development/Related Beal development team is composed of an experienced and diverse group of professionals who have spent their careers working to improve our community. This team will achieve four key objectives:

- **Deliver 402 affordable and workforce housing units** expeditiously and provide creative solutions for homeownership, families, and seniors.
- Through this partnership, they are committed to a **minority-owned development team with 50% MBE ownership in the Project, in addition to 50% M/WBE participation in architectural and engineering services.**
- Implement a **robust and transparent community engagement process** that seeks input throughout the development process.
- Develop a **supportive services plan focused on wealth building for home ownership** and convert affordable and workforce renters to first-time home buyers and connect residents to community resources.

With a collaborative spirit and deep experience working on similar projects in Roxbury, I am confident that the DREAM Development/Related Beal team is the right group for the Boston Water Sewer Commission (BWSC) Parking Lots project.

Name and/or Organization:

Arthur Collins



Contact Information (Address / Email / Phone Number)

6 Tupelo Street, Roxbury, MA 02119 / griot59@yahoo.com / (617) 821-3823



March 26, 2024

Rebecca Tomasovic
Natalie Deduck
BPDA
Director Jemison,

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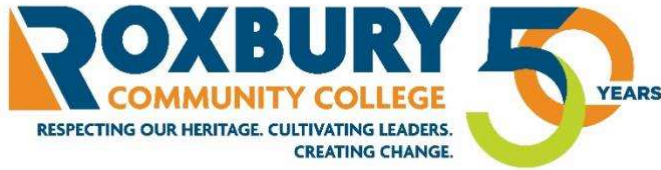
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With a collaborative spirit and deep experience working on similar projects in Roxbury, I welcome the DREAM Development/Related Beal team for the Boston Water Sewer Commission (BWSC) Parking Lots project.

Sincerely,

Rev. Jeffrey Brown, CEO, My City At Peace



President's Office
Administration Building
Room 302
1234 Columbus Avenue
Roxbury Crossing, MA 02120

March 22, 2024

Dear Director Jemison,

I am submitting this letter to express my support for the DREAM Development/Related Beal team to be designated as the Developer of the Boston Water Sewer Commission (BWSC) Parking Lots project in Roxbury.

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Sincerely,
Jackie Jenkins-Scott



Sent to:

Rebecca Tomasovic
rebecca.tomasovic@boston.gov

Natalie Deduck
natalie.deduck@boston.gov

March 22, 2024

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With a collaborative spirit and deep experience working on similar projects in Roxbury, I am confident that the DREAM Development/Related Beal team is the right group for the Boston Water Sewer



InOrder Business

Commission (BWSC) Parking Lots project.

Name and/or Organization:

Shelley Webster

InOrder Business

Contact Information (Address / Email / Phone Number)

1452 Dorchester Ave, Shelly@inorderbusiness.com, 617-719-7869



March 25, 2024

Attention: Rebecca Tomasovic
rebecca.tomasovic@boston.gov

Natalie Deduck
natalie.deduck@boston.gov

In Support of DREAM Development/Related Deal for the Boston Water Sewer Commission (BWSC) Parking Lots project in Roxbury

Director Jemison,

I am submitting this letter to express my support for the DREAM Development/Related Deal team to be designated as the Developer of the Boston Water Sewer Commission (BWSC) Parking Lots project in Roxbury.

The DREAM Development/Related Deal development team is composed of an experienced and diverse group of professionals who have spent their careers working to improve our community. This team will achieve four key objectives:

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With a collaborative spirit and deep experience working on similar projects in Roxbury, I am confident that the DREAM Development/Related Deal team is the right group for the Boston Water Sewer Commission (BWSC) Parking Lots project.

A handwritten signature in black ink, appearing to read 'Walter J. Ramos'.

Walter J. Ramos, JD

President & CEO

he/his/him

Rogerson Communities

ramos@rogerson.org



WHITTIER STREET HEALTH CENTER
Comprehensive. Compassionate. Community.

FREDERICA M. WILLIAMS BUILDING

1290 Tremont Street
Roxbury, MA 02120
TEL (617) 427-1000
FAX (617) 989-3247

SATELLITE CLINIC

278 Blue Hill Avenue
Roxbury, MA 02119
TEL (617) 858-2550
FAX (857) 308-3209

FREDERICA M. WILLIAMS, *President and CEO*

Sent to:

Rebecca Tomasovic
rebecca.tomasovic@boston.gov

Natalie Deduck
natalie.deduck@boston.gov

March 22, 2024

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Frederica M. Williams



The mission of Whittier Street Health Center is to provide high quality, reliable and accessible primary health care and support services for diverse populations to promote wellness and eliminate health and social disparities.

www.wshc.org

Sent to:

Rebecca Tomasovic
rebecca.tomasovic@boston.gov

Natalie Deduck
natalie.deduck@boston.gov

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Name and/or Organization:

Rachel Daniel

Contact Information (Address / Email / Phone Number)

301 Border Street, Boston MA, rachel.j.daniel@gmail.com

Sent to:

Rebecca Tomasovic
rebecca.tomasovic@boston.gov

Natalie Deduck
natalie.deduck@boston.gov

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Boyce Slayman, Jr.
Poppa B's BBQ SOUL

94 Shirley Street, Kitchen #116
Boston, MA 02119
(617)283.7685
boyceslayman@yahoo.com

Sent to:

Rebecca Tomasovic
rebecca.tomasovic@boston.gov

Natalie Deduck
natalie.deduck@boston.gov

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Name and/or Organization:

Samira Ahmadi | enviENERGY Studio

Contact Information (Address / Email / Phone Number)

100 Summer Street, Suite 1600, Boston, MA | samira.ahmadi@envien-studio.com | 617-446-3114

Sent to:

Rebecca Tomasovic
rebecca.tomasovic@boston.gov

Natalie Deduck
natalie.deduck@boston.gov

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Name and/or Organization:

Ms. Alfreda Harris, Chairperson John Shelburne Community Council Inc.

Contact Information (Address / Email / Phone Number)

2730 Washington St. Roxbury, MA. 02119 617 290-3542 Aharris2730@aol.com



Natalie Deduck <natalie.deduck@boston.gov>

Letter to express my support DREAM/Related Beal team (BWSC) Parking Lots project

Black Market Nubian <blackmarketnubian@gmail.com>
To: rebecca.tomasovic@boston.gov, natalie.deduck@boston.gov
Cc: Gregory Minott <gminott@dreamcollaborative.com>

Mon, Mar 25, :

Dear Rebecca and Natalie,

As a longstanding resident of Roxbury and a stakeholder in the Nubian Square business community, I am writing to express my support for the designation DREAM Development/Related Beal team as the developer for the Boston Water Sewer Commission (BWSC) Parking Lots project in our neighborhood.

My endorsement of this team has been carefully considered. Over the past 14 years, I have actively participated in shaping our community's strategic mast

(For context, I was an appointed member of the Dudley Vision Advisory Task Force under Mayor Menino and oversaw the construction of the Bruce C. Boll in addition to being the former Chair of the Economic Restructuring Committee for Dudley (now Roxbury) Mainstreets, as well as the envisioning and advoc the Roxbury Innovation Center plus 6th floor Rooftop deck).

In my engagement, I've come to recognize the importance of selecting a Black-led development team who not only possesses the expertise, but also share connection to Roxbury. The DREAM/Related Beal team brings with them a wealth of experience, local knowledge, and professional commitment to Roxbur

If you require any additional information or have further questions, please don't hesitate to reach out.

Best regards,

Kai Grant,
Roxbury Resident and Nubian Square Business Owner

 **BWSC_DREAM_RelatedBeal_SupportLetter.pdf**
299K

Proverb

Sent to:

Rebecca Tomasovic

rebecca.tomasovic@boston.gov

Natalie Deduck

natalie.deduck@boston.gov

March 25, 2024

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Daren Bascome

Managing Director, Proverb

daren@proverbagency.com

P 617 266 0965 // **W** proverbagency.com

A 35 Fay Street, Unit 106, Boston, MA 02118

Sent to:

Rebecca Tomasovic
rebecca.tomasovic@boston.gov

Natalie Deduck
natalie.deduck@boston.gov

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Name and/or Organization:

Michael Gorman

Contact Information (Address / Email / Phone Number)

35 Blue Hill Ave

Roxbury Ma 02119

sdebnam0225@yahoo.com

617-905-8702

Twelfth Baptist Church Inc.

One Sixty Warren Street
Boston, Massachusetts 02119-3201
Telephone (617) 442-7855 Fax (617) 442-8784
www.tbcboston.org

Dr. Willie Bodrick, II, J.D., M.Div., Senior Pastor
wbodrick@tbcboston.org

Dr. Arthur T. Gerald, Jr., Pastor Emeritus
atgerald@tbcboston.org

March 26, 2024

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Best,



Rev. Dr. Willie Bodrick, II J.D., M.Div.
Senior Pastor
Historic Twelfth Baptist Church

Sent to:

Rebecca Tomasovic
rebecca.tomasovic@boston.gov

Natalie Deduck
natalie.deduck@boston.gov

March 22, 2024

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Name and/or Organization:
Reginald Jean - Haley House

Reginald Jean

Contact Information (Address / Email / Phone Number)

23 Dartmouth St Boston, Ma 02116 rjean@haleyhouse.org 781-670-0134

Arthur Jemison
Chief of Planning
Boston Planning & Development Agency

March 26, 2024

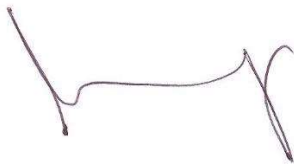
Dear Director Jemison,

In support of DREAM Development/Related Beal for the Boston Water Sewer Commission (BWSC) Parking Lots project in Roxbury

New England Culinary Arts Training (“NECAT”), a leading Boston-based workforce development nonprofit, is pleased to submit this letter to express our strong support for the DREAM Development/Related Beal team (“Dream/Beal”) to be designated as the Developer of the Boston Water Sewer Commission (BWSC) Parking Lots project in Roxbury. NECAT has provided Dream/Beal with a Letter of Interest expressing our desire to participate in their redevelopment by relocating our existing training facility to the new development.

We believe that the Dream/Beal development team comprises an experienced, diverse group of professionals who have spent their careers working to improve the community. As demonstrated in their proposal, if designated they will achieve four key objectives:

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Maarten Hemsley, Founder and Board Chair
New England Culinary Arts Training
23 Bradston Street, Boston, MA 02118
mhemsley@ne-cat.org
781-534-4388

By email to:

Rebecca Tomasovic
Director of Real Estate

rebecca.tomasovic@boston.gov

Natalie Deduck

Senior Real Estate Development Officer

natalie.deduck@boston.gov

February 27, 2024

To: Mayor's Office of Housing
12 Channel Street, 9th Floor
Boston, MA 02210

Re: Reference Letter for Related Beal & DREAM Development

Hello,

Esusu is a leading financial technology company advancing rent reporting and data solutions for credit building for renter households.

Esusu has had the opportunity to work with Related on many occasions. We have found them to be diligent, proactive, and transparent in their work and interactions with our organization. They have our unqualified support as stewards of affordable housing properties based on our experience working with their team.

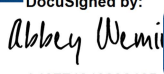
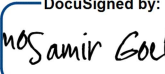
We are excited by the prospect of new family and senior affordable housing at the Boston Water and Sewer Parking Lots in Roxbury, and should Related and DREAM be awarded, we would expand our partnership to this new community. Some potential partnership opportunities would include:

- Empower renters with improved credit
- Establish credit scores for tenants via reporting on-time rent payments to credit agencies
- Provide critical rent relief to tenants facing eviction

Both Related and Esusu are committed to helping lower income Roxbury residents achieve stability and gain access to greater opportunity. We look forward to greater collaboration should Related and DREAM be given the opportunity to develop much needed housing at this site.

Should you have any additional questions, please don't hesitate to reach out.

Best,

DocuSigned by:  DocuSigned by: 
A49774949332465... A73B851B130F47D...

Name: Samir Goel and Wemimo Abbey

Title: Co-CEOs

Organization: Esusu

Phone: +1 (646) 664-8947

Email: ceo@esusu.org



Boston City Council

TANIA FERNANDES ANDERSON
Councillor - District 7

March 19, 2024

Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Dear BPDA Team,

I am writing to express my strong support for the BWSC project submission by DREAM Development and Related Beal. As the City Councillor for District 7, I have had the opportunity to review the details of their proposal and find it to be a highly promising and beneficial endeavor for our community.

The focus on delivering affordable and workforce housing, with creative solutions tailored for homeownership, families, and seniors, aligns with the needs of our district. I commend the commitment to minority-owned development, with 50% MBE ownership in the Project and 50% M/WBE participation in architectural and engineering services. This commitment to diversity and inclusion is commendable and essential for the success of such projects.

Furthermore, the emphasis on a robust and transparent community engagement process is vital. Seeking input from residents throughout the development process is crucial to ensuring that their voices are heard and valued. The commitment to supportive services for residents, particularly in wealth-building for homeownership, is also commendable and will have a lasting positive impact on our community.

I have reviewed the full submission on the Boston Planning & Development Agency's website and find the details to be comprehensive and thoughtful. I believe that the DREAM Development / Related Beal development team has the potential to make significant positive contributions to our community through this project.

Please feel free to reach out if there are any further updates or if I can assist in any way. I believe that this project aligns with the best interests of our community and will contribute to the continued growth and prosperity of our district.

Thank you for your attention to this matter.

Sincerely,

Councillor Tania Fernandes Anderson
Boston City Council, District 7
1 City Hall Square, Suite 550
Boston, MA 02201

CC: Author Jemison, Chief of Planning and Director of Boston Planning and Development Agency

Compiled Community Comments BWSC Parking Lots Disposition

Date Received	Comments	Source
2/29/2024	<p>Please consider dedicating a portion of this site to a new O'Bryant Math & Science Academy now that it will not be moved to West Roxbury. It is in a great area for the school in terms of easy access and diversity. It is easy walking distance to the new athletic fields that are shared by O'Bryant and the Madison Park School. That would also ease the construction stress of building/renovating 2 large schools on the same sight.</p> <p>This prioritizes the critical importance of education in Boston.</p>	"Share Your Thoughts" Tool on website

Comments Received Through RFP Submissions

Re: Support for Boston Water and Sewer Commission (BWSC) Parking Lots Disposition Planning led by Madison Park Development Corporation, Beacon Communities, and JGE Development LLC.

February 28, 2024

Dear Ms. Teresa Polhemus:

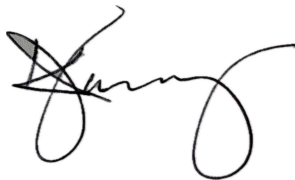
Madison Park Development Corporation (MPDC), Beacon Communities (BC), and JGE Development (JGED) have partnered up to reimagine the improvement of the former Boston Water and Sewer parking lots into a vibrant new community named Reed Square.

My understanding is that this project would **create a healthy, sustainable and climate resilient community** that would include approximately **400 units of affordable housing, wealth creation opportunities, promote equitable mobility, and bridge connectivity gaps** to key transportation networks such as bike paths and public transit on Melnea Cass Boulevard, Massachusetts Avenue, and Washington Street, and more all while **centering diversity, equity & inclusion as a driving force throughout all aspects of development.**

The development team consisting of MPDC, BC, and JGED was carefully assembled and is uniquely positioned to execute this vision and serve the needs of the lower Roxbury community. They have made significant investments in the lower Roxbury neighborhood, as evidenced by their **dozens of communities and nearly 2,000 collective units of affordable housing developed in Roxbury over decades.** Their team represents a combination of seasoned experts in executing complex multi-phase affordable and mixed-income housing development projects, deep roots and relationships with community members, and thoughtful architectural and urban design backgrounds.

I strongly support the efforts of MPDC, BC, and JGED to reimagine the improvement of the former Boston Water and Sewer parking lots and add much needed housing in my community.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Janey". The signature is fluid and cursive, with a large loop at the end.

Kim Janey



February 22, 2024,

James Arthur Jemison, Director,
Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, Massachusetts 02201

Dear Mr. Jemison,

We write you to express our enthusiastic support of the collaborative proposal of Beacon Communities, Madison Park Development Corporation, and JGE Development to develop affordable housing and social services on the site of the current Reed Street Boston Water & Sewer Commission parking lots. We are confident that given their extensive history with our community, and the depth of their collective capacity, it is hard to imagine a candidate for this project that would have a higher probability of succeeding than they would. But more so, the fact they should know us – and have proactively reached out to us to join them as a community partner – speaks volumes about their commitment to the residents of this community, which extends far beyond the development of bricks and mortar.

I am the Lead Pastor of the Congregación León de Judá (CLJ), a 1,200-member predominantly-Latino congregation that has been a part of this Reed Street community for over 20 years. We love this neighborhood, we love our neighbors, and we are committed to their wellbeing. As stewards of their trust, we are vigilant of any proposed project that has the potential to re-shape this neighborhood – perhaps forever.

We therefore urge you to support a project led by a collaborative of entities who are already a part of this community, and have a demonstrated track record of developing ambitious community development projects here successfully. Beacon and Madison Park have a history of development in this community that spans decades. Collectively they own 500+ units of affordable housing within blocks of Reed Street, in developments such as Lenox/Camden apartments and Mandela Homes (Beacon) and Orchard Park/Madison Park Village (MPDC), and several others throughout Lower Roxbury. Together with JGE Development, their partnership represents the perfect combination of deep local expertise, community roots, and decades of affordable rental/homeownership development experience on sites of this scale and complexity.

But what is most compelling about this collaborative is that they have a vision for what this community can become – a vision they have invited the Congregación León de Judá to help bring to life as a community partner. Our church – and by extension, this site – is near the epicenter of Boston's opioid crisis, in the heart of the "Mass/Cass Corridor". It is an area ringed by shelters serving hundreds battling homelessness and addiction (including Woods Mullin, Pine Street, and Rosie's Place). As a consequence, over the decades, our church has developed a constellation of community-serving ministries that already serves the residents of this area – and would be at the disposal of Beacon, Madison Park, and JGE. This includes *Miracle Mile Ministries*, that serves as a nexus of churches and non-profits providing life-transforming support providing them (volunteers, nutrition, clothing, love, etc.) throughout the



week to 60 to 90 guests experiencing addiction and homelessness: it includes the Boston Higher Education Resource Center (HERC), which connects over 800 first-generation Boston youth each year, to a corps of Coaches who are themselves first-generation to college, equipping them to “achieve a higher education, escape the grip of poverty, and become agents of change in their community”; and it includes Agencia ALPHA, an immigration justice ministry serving 5,000 “new Bostonians” each year through citizenship classes, trustworthy legal representation, and as advocates for just immigration reform.

We would, of course, make ourselves available to anyone developing this site who would ask for our help. But that is the point: Beacon, Madison Park, and JGE, *asked*. They know *this neighborhood* ... they know *us* ... and they *asked*. And to the degree that they did, we consider them – and their proposal – a literal answered prayer. These folks are not just developing a project. They are creating a neighborhood. A neighborhood they have been rooted in for decades. And we cannot imagine anyone more worthy of our trust.

We are therefore delighted to support the proposal of Beacon Communities, Madison Park Development Corporation, and JGE Development. Please feel free to reach out to us at anytime in this process to discuss our support in person.

Sincerely,


Mercedes Lopez, Lead Pastor

February 22, 2024

Willie Dixon
President of Resident Task Force
Lenox/Camden Apartments
136 Lenox Street
Boston, MA 02118

Re: Support for Boston Water and Sewer Commission (BWSC) Parking Lots Disposition Planning led by Madison Park Development Corporation, Beacon Communities, and Jonathan Garland Enterprises

Dear Ms. Teresa Polhemus:

Madison Park Development Corporation (MPDC), Beacon Communities (BC), and Jonathan Garland Enterprises (JGE) have partnered up to reimagine the improvement of the former Boston Water and Sewer parking lots into a vibrant new community named Reed Square.

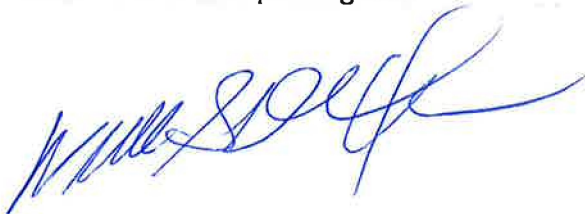
My understanding is that this project would **create a healthy, sustainable and climate resilient community** that would include approximately **400 units of affordable housing, wealth creation opportunities, promote equitable mobility, and bridge connectivity gaps** to key transportation networks such as bike paths and public transit on Melnea Cass Boulevard, Massachusetts Avenue, and Washington Street, and more all while **centering diversity, equity & inclusion as a driving force throughout all aspects of development.**

The development team consisting of MPDC, BC, and JGE was carefully assembled and is uniquely positioned to execute this vision and serve the needs of the lower Roxbury community. They have made significant investments in the lower Roxbury neighborhood, as evidenced by their **dozens of communities and nearly 2,000 collective units of affordable housing developed in Roxbury over decades.** Their team represents a combination of seasoned experts in executing complex multi-phase affordable and mixed-income housing development projects, deep roots and relationships with community members, and thoughtful architectural and urban design backgrounds.

I strongly support the efforts of MPDC, BC, and JGE to reimagine the improvement of the former Boston Water and Sewer parking lots.

Sincerely,

Willie Dixon



COMPASS

WORKING CAPITAL

February 23, 2024

Dear Ms. Teresa Polhemus:

Madison Park Development Corporation (MPDC), Beacon Communities (BC), and JGE Development (JGED) have partnered up to reimagine the improvement of the former Boston Water and Sewer parking lots into a vibrant new community named Reed Square.

Compass Working Capital has an existing relationship with MPDC, with over 40 families enrolled in our Family Self Sufficiency program across three of their properties, and plans for continued expansion in 2024 and beyond. Through our program, MPDC residents have over \$250,000 in their FSS Savings Accounts, with one household achieving a remarkable \$30,000 in savings. We look forward to working with MPDC and Beacon Management to discuss the establishment of an FSS program at the future BWSC site and are also in discussion about the opportunity to assist non-FSS-eligible households by establishing alternative pathways so that all families on the site might have access to matched savings and homeownership. We understand that MPDC and BC have agreed to seed a pilot program and can offer our support.

My understanding is that this project would **create a healthy, sustainable and climate resilient community** that would include approximately **400 units of affordable housing, wealth creation opportunities, promote equitable mobility, and bridge connectivity gaps** to key transportation networks such as bike paths and public transit on Melnea Cass Boulevard, Massachusetts Avenue, and Washington Street, and more all while **centering diversity, equity & inclusion as a driving force throughout all aspects of development.**

The development team consisting of MPDC, BC, and JGED was carefully assembled and is uniquely positioned to execute this vision and serve the needs of the lower Roxbury community. They have made significant investments in the lower Roxbury neighborhood, as evidenced by their **dozens of communities and nearly 2,000 collective units of affordable housing developed in Roxbury over decades.** Their team represents a combination of seasoned experts in executing complex multi-phase affordable and mixed-income housing development projects, deep roots and relationships with community members, and thoughtful architectural and urban design backgrounds.

I strongly support the efforts of MPDC, BC, and JGED to reimagine the improvement of the former Boston Water and Sewer parking lots.

Sincerely,

DocuSigned by:

FFE30614CF694D0...

Markita Morris-Louis
Chief Executive Officer
Compass Working Capital



Tuesday, February 27, 2024

United Neighbors of Lower Roxbury
90 Windsor Street
Roxbury, MA 02120

Re: Support for Boston Water and Sewer Commission (BWSC) Parking Lots Disposition Planning led by Madison Park Development Corporation, Beacon Communities, and JGE Development.

Dear Ms. Teresa Polhemus:

Madison Park Development Corporation (MPDC), Beacon Communities (BC), and JGE Development (JGED) have partnered up to re-imagine the improvement of the former Boston Water and Sewer parking lots into a vibrant new community named Reed Square.

The Reed Square project, led by MPDC, BC, and JGED, holds great promise for the lower Roxbury community. It envisions a vibrant, sustainable, and climate-resilient neighborhood, offering approximately 400 units of affordable housing and wealth creation opportunities. The project also aims to enhance mobility and connectivity, bridging gaps in critical transportation networks such as bike paths and public transit on Melnea Cass Boulevard, Massachusetts Avenue, and Washington Street. Notably, the project is committed to diversity, equity, and inclusion, ensuring these principles are woven into every aspect of development.

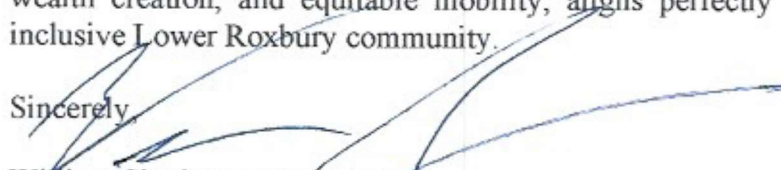
The development team, a strategic alliance of MPDC, BC, and JGED, brings a wealth of experience and a deep understanding of the lower Roxbury community. Their extensive track record includes the development of dozens of communities and nearly 2,000 units of affordable housing in Roxbury over several decades. This team, comprising seasoned experts in complex, multi-phase, affordable housing and mixed-income developments, is uniquely positioned to execute the vision for Reed Square. Their commitment to community engagement and thoughtful approach to architectural and urban design further underscore their suitability for this project.

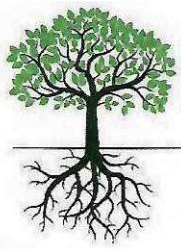
We are especially encouraged by the aspects of the proposal that seek to create homeownership opportunities for new residents. So often, new housing initiatives focus solely on rental opportunities, which do not encourage the same lasting impacts for homeowners who become generational stakeholders. We are also encouraged by this development's effort to create therapeutic giving first right of refusal to residents displaced by urban renewal. This community still reels from the effects of the targeted and unjust theft of generational wealth creation, homes, businesses, and neighborhood institutions in the name of so-called blight and urban renewal. I

encourage the BPDA to make this a requirement for all RFPs in Lower Roxbury and on all properties acquired through eminent domain in the city's historical portfolio.

We wholeheartedly endorse the efforts of MPDC, BC and JGED, to transform the former Boston Water and Sewer parking lots into Reed Square. This project, focusing on affordable housing, wealth creation, and equitable mobility, aligns perfectly with our vision for a thriving and inclusive Lower Roxbury community.

Sincerely,


William Singleton, President
United Neighbors of Lower Roxbury



MANDELA RESIDENTS' COOPERATIVE ASSOCIATION INC.

1855 Washington Street, Suite 3 Boston, MA 02118 | Phone (617) 445-7768 | Fax (617) 445-7735

Email: mrcacommunity@mrca1855.org

Re: Support for Boston Water and Sewer Commission (BWSC) Parking Lots Disposition Planning led by Madison Park Development Corporation, Beacon Communities, and Jonathan Garland Enterprises

Dear Ms. Teresa Polhemus:

Madison Park Development Corporation (MPDC), Beacon Communities (BC), and Jonathan Garland Enterprises (JGE) have partnered up to reimagine the improvement of the former Boston Water and Sewer parking lots into a vibrant new community named Reed Square.

My understanding is that this project would **create a healthy, sustainable and climate resilient community** that would include approximately **400 units of affordable housing, wealth creation opportunities, promote equitable mobility, and bridge connectivity gaps** to key transportation networks such as bike paths and public transit on Melnea Cass Boulevard, Massachusetts Avenue, and Washington Street, and more all while **centering diversity, equity & inclusion as a driving force throughout all aspects of development.**

The development team consisting of MPDC, BC, and JGE was carefully assembled and is uniquely positioned to execute this vision and serve the needs of the lower Roxbury community. They have made significant investments in the lower Roxbury neighborhood, as evidenced by their **dozens of communities and nearly 2,000 collective units of affordable housing developed in Roxbury over decades.** Their team represents a combination of seasoned experts in executing complex multi-phase affordable and mixed-income housing development projects, deep roots and relationships with community members, and thoughtful architectural and urban design backgrounds.

I strongly support the efforts of MPDC, BC, and JGE to reimagine the improvement of the former Boston Water and Sewer parking lots.

Sincerely,

Jerome F Branch
Executive Director

February 23, 2024

Ricardo Pierre-Louis
Founder & CEO
Privé Parking LLC
409 Dudley Street, Unit 8
Boston, MA 02119

Dear Ms. Teresa Polhemus,

Privé Parking is excited to extend our full support to Madison Park Development Corporation (MPDC), Beacon Communities (BC), and JGE Development (JGE) in their endeavor to transform the former Boston Water and Sewer parking lots into the vibrant community of Reed Square.

We understand that this transformative project aims to create a sustainable and resilient community, offering approximately 400 units of affordable housing alongside opportunities for wealth creation. Additionally, it seeks to promote equitable mobility and enhance connectivity to key transportation networks such as bike paths and public transit on Melnea Cass Boulevard, Massachusetts Avenue, and Washington Street. We commend the emphasis on diversity, equity, and inclusion, which are integral to the development's vision.

The collaborative efforts of MPDC, BC, and JGE are poised to bring this vision to fruition. They are well-equipped to meet the community's needs with their track record of investing in Lower Roxbury and expertise in executing complex affordable housing projects. Their commitment to thoughtful architectural and urban design further underscores their dedication to creating a thriving environment for all.

Privé Parking fully supports MPDC, BC, and JGE's initiative to reimagine the former Boston Water and Sewer parking lots. We look forward to this project's positive impact on the Lower Roxbury community and are eager to contribute to its success.

Sincerely,

A handwritten signature in cursive script that reads "Ricardo Louis". The signature is written in black ink and includes a long horizontal flourish extending to the right.

Ricardo Pierre-Louis

Letters of Interest

Development Concept



Gregory Minott AIA, LEED AP
DREAM Development LLC
6 Liberty Square # 2512
Boston, MA 02109

February 23, 2024

Dear Greg,

NECAT is excited to present this **Letter of Interest** in connection with your proposal for development of the Boston Water and Sewer Commission Parking Lots Disposition.

Background

In 2023 NECAT celebrated its tenth year of operations. During this time, the organization has become the “go-to” nonprofit culinary training facility in Boston, with its original Center on Bradston Street, a satellite multi-lingual program taught at the East Boston Y, and an award-winning pre-release program taught “behind the walls” at the Suffolk County House of Correction. We train more than one hundred students a year and, through our employer partners, our Career Services Center connects them with well-paid jobs throughout the hospitality sector. Information about NECAT can be found at www.ne-cat.org.

Existing facility

NECAT developed its world-class Center on Bradston Street in 2012/13, and it has become an oasis amidst the humanitarian crisis at “Mass & Cass”. Most of the students at our Bradston Street Center live in Roxbury, Dorchester and Mattapan.

Our future

The lease for our Bradston Street Center expires in 2027 and we are exploring options for a new facility. We believe that NECAT and the communities we serve will benefit from our Training Center being located in a more vibrant community, with better transportation options, than we currently enjoy.

We estimate that we will need about 12,000 to 15,000 sq.ft., not including social enterprise facilities (see below). In addition to the regular fit-out of the teaching and office spaces, we expect that the capital cost of a teaching kitchen would be in the range of \$600,000 to \$700,000.

Social enterprise opportunities

In recent years we have considered various ideas for social enterprises to help NECAT become more self-sustaining and provide employment opportunities for our students and graduates, but our current location and building are not conducive to these plans. These ideas include a production volume commissary, a neighborhood café or bakery, an offsite catering business, and hosting food-related events at our Center, or some combination of these. In all cases, a social enterprise would be designed to provide living-wage food-related employment opportunities for our students and recent graduates, meaningful sustainable income for the organization, and expanded visibility for our mission.

Ideally, a social enterprise facility would be located alongside our principal training Center, but with separate catering facilities (or the Center’s teaching kitchen would need to have sufficient capacity to accommodate the enterprise). The physical requirements for a social enterprise will vary according to the opportunities that we pursue. If you have a requirement for a café or bakery as part of your multi-use development, that would present an ideal opportunity, but NECAT would also be interested in space adjacent to, or close by, its Training Center from which to operate a catering business, especially if we could identify potential corporate clients and residential customers within the development.

Funding

NECAT has established successful relationships with many foundations and individuals, and we believe that we will be able to secure adequate funding to ensure the success of this proposal. For example, the \$2.5 million capital cost of the Bradston Street Center was funded through \$1.5 million from MassDevelopment, \$500,000 from the Barr Foundation and significant grants from State Street Foundation and others. This was complemented by a discount received from the company that installed the kitchen. More recently, the establishment of our dedicated Career Services Center was funded by a \$200,000 anonymous donation from a nationally-known financial services firm, as well as support from The Boston Foundation. We also received major funding from the Kraft Family Foundation towards social enterprise efforts that unfortunately were thwarted by the COVID-19 pandemic. In 2020 we received a commitment for \$1,000,000 over ten years from the Marten Family Foundation, and in late 2023 we received a three-year \$450,000 commitment from the Wayfarer Foundation.

In summary, the opportunity to relocate to this exciting new development would facilitate NECAT’s long-term growth and sustainability, and we look forward to working with you to make this a reality.

Best regards,

The image shows two handwritten signatures in blue ink. The signature on the left is for Maarten Hemsley, and the signature on the right is for John David ('J-D') Garcia.

Maarten Hemsley
Founder and Board Chair

John David (“J-D”) Garcia
Executive Director

Letters of Interest

Development Concept



February 27, 2024

Mr. Gregory Minott
DREAM Development
200 Berkeley Street, 19th Floor
Boston, MA 02116

Re: Letter of Interest – Financing for Redevelopment of BWSC Lots

Dear Mr. Minott:

BlueHub Loan Fund, Inc., an affiliate of BlueHub Capital (BlueHub), is pleased to provide this letter of interest in underwriting financing to support DREAM Development's (DREAM's) proposed joint venture with Related Beal (the Proposal) to redevelop the Boston Water and Sewer Commission (BWSC) lots located in the South End Urban Renewal Area, near Nubian Square that are the subject of a December, 2023 Request for Proposals (BPDA RFP) issued by the Boston Planning and Development Agency (BPDA).

BlueHub is a nonprofit, mission-focused community development financial institution headquartered in Roxbury which is well-positioned to support your Proposal. We have a long history of investment in the Nubian Square area – most recently including predevelopment funding for Nubian Ascends and New Urban Collaborative's development at 40-50 Warren Street, construction financing for your own mixed-income, mixed use development at 1247 Washington Street, and a commitment of new markets tax credits for the new Franklin Cummings facility which is in closing process as I write. Since 1985, we have made at least 106 loans totaling \$98 million in the Nubian Square area, contributing to the development or preservation of roughly 2,500 units of housing, of which 81% are affordable. At least 15 of those transactions included homeownership opportunities, and others included transitional or supportive housing, childcare, healthcare, education and retail.

BlueHub offers a diverse range of financing products for affordable housing and community development transactions that may add value to the redevelopment of the BWSC Lots. Potential roles for BlueHub in your proposed redevelopment include, but are not limited to the following: **(i)** predevelopment lending; **(ii)** construction and permanent lending, including flexible terms and subordinate liens, bridging of tax credit and subsidy sources, donation loans to maximize the value to the project of state housing and historic tax credits; **(iii)** new markets tax credits, to the extent available and subject to compliance with program requirements and our competitive process; and **(iv)** creative structuring and flexible terms to support innovative rent-to own structures.

We look forward to working with you to develop the financing structure and terms and hope we may have occasion to be your partner in this important redevelopment project. Please feel free to contact me at 617.427.3699 if you have any questions.

Sincerely,

BlueHub Loan Fund, Inc.

A handwritten signature in cursive script that reads "Karen E. Kelleher".

Karen E. Kelleher, President



February 27, 2024

James Arthur Jemison
Chief of Planning, Director of BPDA
Boston City Hall
Boston, MA 02201

Dear Chief Jemison,

The D/R/E/A/M Development has recently reached out to MAHA regarding their innovative proposal to develop the Boston Water and Sewer Commission lots in Roxbury. We are extremely excited to be exploring a deep partnership between MAHA and this team. The proposal's focus on affordable homeownership housing is incredibly important in a neighborhood where most households are renters, and in a state with one of the widest racial homeownership gaps in the country.

Affordable homeownership is a crucial building block for retaining young talent, advancing racial equity, and building an economy that works for everyone. MAHA graduates about 2,500 people from our first time homebuyer classes each year and another 1,000 from our homeowner and condo owner classes. We also run a matched savings and support program for first generation homebuyers called MAHA-STASH First Gen Home. Our STASH team works with our own graduates, and with partners across the state, to provide an extra boost to these homebuyers whose parents have not owned a home, or lost their home to foreclosure. Through financial literacy and homebuyer preparedness workshops, individual coaching, and a \$20,000-\$30,000 match, we are making homeownership possible for people whose families have been locked out of these opportunities. We also partner with lenders, the City of Boston, and the Massachusetts Housing Partnership to offer deeply discounted mortgage financing through the ONE+Boston program.

We have deep experience in this area, and we very much look forward to upcoming conversations about how MAHA could partner with this development team to educate prospective buyers, market the condos, and provide down payment assistance that will put these opportunities within reach. We are eager to work with other thought leaders to develop a rent-to-own model that truly works in the best interest of first time and first generation homebuyers. The target income group of 50%-70% AMI for these units will meet the needs of many of our homebuyer class graduates and STASH participants.

Sincerely,

Symone Crawford
Executive Director

Letters of Interest

Development Concept



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000 | Relay 711
Fax: 617-854-1091 | www.masshousing.com

February 26, 2024

Greg Minott
Managing Principal
DREAM Development
200 Berkeley Street
Floor 19
Boston, MA 02116.

Re: Boston Water and Sewer Commission Parking Lots (Roxbury),
Letter of Support, Boston Planning and Development Agency RFP Response

Dear Mr. Minott:

I am writing to confirm MassHousing's strong interest in working with DREAM Development and Related Beal to finance the development of the Boston Water and Sewer Commission Parking Lots, a proposed multiphase development that aims to build 402 units of affordable homeownership and rental opportunities that provide access to high quality and healthy housing.

We understand that you are responding to a request for proposals issued by the Boston Planning and Development Agency for the development of 16 disposition parcels, known as Boston Water and Sewer Commission Parking Lots located in Roxbury.

The first proposed phase will include 79 Commonwealth Builder homeownership units in two buildings with 40 of such units reserved for households earning at or below 80% of the Area Median Income (AMI) and the remaining 39 units reserved for households earning at or below 100% AMI. As currently proposed, an additional 323 affordable rental units – including 94 units of age-restricted housing – will be in three additional buildings that will be constructed in two or three subsequent phases. The development plan also includes the creation of 40,000 square-feet of open space and 138 parking spaces.

MassHousing is confident that this partnership has the experience and capacity to envision and execute from concept stage through lease-up a phased affordable housing development plan as proposed. MassHousing has successfully partnered with both organizations to create and preserve affordable housing. With DREAM Development, most recently on 24 Westminster

Maura Healey, Governor
Kim Driscoll, Lt. Governor

Jeanne Pinado, Chair
Carolina Avellaneda, Vice Chair

Chrystal Kornegay,
Chief Executive Officer

Avenue, an affordable homeownership development in Roxbury, and with Related Beal, most recently on Skyview, an affordable rental development in Springfield.

With respect to assisting with project financing, MassHousing offers a variety of options to finance mixed-income housing developments. Subject to the approval of EOHLC and the availability of volume cap, MassHousing offers tax-exempt construction and/or permanent financing to be used in conjunction with 4% Low-Income Housing Tax Credits. MassHousing also offers taxable construction and permanent financing, which can be utilized in conjunction with 9% Low-Income Housing Tax Credits.

MassHousing's Commonwealth Builder (CWB) Program was created to support the Commonwealth's efforts to produce new homeownership opportunities for moderate-income households in Disproportionately Impacted Communities throughout Massachusetts. Based on the material you have provided and our preliminary review, the proposed development would be an appropriate project for funding under this program.

Accordingly, MassHousing is prepared to consider providing funding for this development to the extent of available program funds and subject to our diligence review to confirm the development's compliance with the program guidelines and our closing standards. These funds would provide a subsidy to support the sale of the restricted units to eligible homebuyers at the below-market sale price for the applicable AMI affordability tier. MassHousing will determine per unit CWB funding allocations in conjunction with the Mayor's Office of Housing.

We look forward to working with you to structure a financing package that best meets the needs of the development, subject, of course, to the availability of funds, and MassHousing underwriting and approval by MassHousing's Board. We wish you success in obtaining the funding you are seeking to support this important project and hope that we will have an opportunity to work with you on the financing for this development.

Sincerely,

DocuSigned by:

4EE0BF8F16204FB...

Mark Teden

Vice President of Multifamily Programs

cc: William Dunn, Originations Manager
Kathleen Evans, Originator



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000 | Relay 711
Fax: 617-854-1091 | www.masshousing.com

February 23, 2024

Ms. Dara Kovel
Chief Executive Officer
Beacon Communities
Two Center Plaza, Suite 700
Boston, MA

Megan Reagon
Senior Project Manager
Madison Park Development Corporation
184 Dudley Street
Roxbury, MA 02119

Re: Reed Square Multiphase Development (Roxbury),
Letter of Support, Boston Planning and Development Agency RFP Response

Dear Ms. Kovel and Ms. Reagon:

I am writing to confirm MassHousing's strong interest in working with Beacon Communities Development LLC and Madison Park Development Corporation to finance the development of Reed Square, a proposed multiphase development that aims to build approximately 383 units of affordable homeownership and rental opportunities that provide access to high quality and healthy housing.

We understand that you are responding to a request for proposals issued by the Boston Planning and Development Agency for the development of 16 disposition parcels, known as Boston Water and Sewer Commission Parking Lots located in Roxbury.

The first proposed phase, Phase A, will include 72 Commonwealth Builder homeownership units with 35 of such units reserved for households earning at or below 80% of the Area Median Income (AMI) and the remaining 37 units reserved for households earning at or below 100% AMI.

As currently proposed, Phases B through E will include approximately 311 affordable rental units. Phase B will include 100 units. Phase C will include 77 units with a community service facility. Phase D will include 40 units with a commercial space and Phase E will include 94 mixed-income units with a commercial space.

MassHousing is confident that this partnership has the experience and capacity to envision and execute from concept stage through lease-up—a phased affordable housing development plan as proposed. MassHousing has successfully partnered with both organizations to create and preserve affordable housing. With Beacon Communities, most recently on the various phases in the redevelopment of the Old Colony in South Boston, as well as the adaptive reuse of a former school building in Beverly Village for Living and the Arts in Beverly. With Madison Park Development Corporation, this includes the redevelopment of Madison Park Village as well as 84 Warren Street which is a transaction currently in the Agency’s tax-credit and Commonwealth Builder pipelines. In each of these examples, your teams have demonstrated their expertise in developing and rehabilitating high-quality rental housing while working closely with local officials, community members, and other stakeholders to ensure that the final product meets the unique needs of the municipality and its residents.

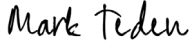
With respect to assisting with project financing, MassHousing offers a variety of options to finance mixed-income housing developments. Subject to the approval of EOHLC and the availability of volume cap, MassHousing offers tax-exempt construction and/or permanent financing to be used in conjunction with 4% Low-Income Housing Tax Credits. MassHousing also offers taxable construction and permanent financing, which can be utilized in conjunction with 9% Low-Income Housing Tax Credits.

MassHousing’s Commonwealth Builder (CWB) Program was created to support the Commonwealth’s efforts to produce new homeownership opportunities for moderate-income households in Disproportionately Impacted Communities throughout Massachusetts. Based on the material you have provided and our preliminary review, the proposed development would be an appropriate project for funding under this program.

Accordingly, MassHousing is prepared to consider providing funding for this development to the extent of available program funds and subject to our diligence review to confirm the development’s compliance with the program guidelines and our closing standards. These funds would provide a subsidy to support the sale of the restricted units to eligible homebuyers at the below-market sale price for the applicable AMI affordability tier. MassHousing will determine per unit CWB funding allocations in conjunction with the Mayor’s Office of Housing.

We look forward to working with you to structure a financing package that best meets the needs of the development, subject, of course, to the availability of funds, and MassHousing underwriting and approval by MassHousing’s Board. We wish you success in obtaining the funding you are seeking to support this important project and hope that we will have an opportunity to work with you on the financing for this development.

Sincerely,

DocuSigned by:

4EE0BF8F16204FB...

Mark Teden
Vice President of Multifamily Programs

cc: William Dunn, Origination Manager
Kathleen Evans, Originator



The Massachusetts Life Insurance Community Investment Initiative

February 26, 2024

Intiya Ambrogi-Isaza
Madison Park Development Corporation
184 Dudley Street
Roxbury, MA 02119

RE: BWSC Site, Block A Homeownership – Phase I & II

Dear Intiya:

Thank you for your interest in having The Life Initiative (TLI) provide construction financing for your proposed development of BWSC Site, Block A Homeownership – Phase I & II, located in Boston, MA. All 62 units of homeownership will be affordable to residents earning at or below 100% of AMI, with 36 units reserved for residents earning at or below 80% of AMI.

Based on the information provided to us, total development costs will be approximately \$25MM for Phase I and \$21MM for Phase II, you will be applying to the City of Boston and MassHousing for homeownership resources of \$14.2MM for Phase I and \$11.6MM for Phase II.

If you are successful in obtaining the financing referenced above, you anticipate submitting an application to TLI for a construction loan of \$7.7MM for Phase I and \$6.4MM for Phase II. Subject to customary underwriting and due diligence, and the approval of our Board of Directors, we would be very pleased to again partner with your organization in another project. Our relationship with you has been a prized one for two decades.

The Life Initiative has a strong commitment to affordable housing and has financed many projects in the city of Boston, including homeownership construction. We wish to continue our support of Madison Park Development Corporation's activities in Roxbury and are looking forward to another successful project with you.

Sincerely,

Brandon Braxton

Brandon Braxton
Vice President



21 Custom House Street
Boston, MA 02110
Tel: (617) 850-1000
Fax: (617) 850-1100

Elizabeth Gruber
Chair

Moddie Turay
President and CEO

February 26, 2024

Ms. Intiya Ambrogi-Isaza
Madison Park Development Corp.
184 Dudley Street
Roxbury, MA 02119

RE: BWSC Site, Block A Homeownership – Phase I & II – Roxbury, MA (“the Projects”)

Dear Intiya:

Thank you for your interest in having Massachusetts Housing Investment Corporation (“MHIC”) provide construction financing for your proposed development of the BWSC Site in Roxbury. We understand that the homeownership component of this large, proposed development will be completed in 2 distinct phases - Block A Homeownership Phase I & Phase II. Phase I comprises 40 homeownership units, and Phase II comprises 32 homeownership units. Across the two phases all 72 homeownership units will be affordable to residents earning at or below 100% of AMI, with 36 units reserved for residents earning at or below 80% of AMI.

Based on the information provided to us, total development costs will be approximately \$25MM for Phase I and \$21MM for Phase II. Madison Park will be applying to the City of Boston and MassHousing for affordable homeownership subsidy resources of \$14.2MM for Phase I and \$11.6MM for Phase II.

If Madison Park successfully obtains the state and city financing referenced above, you anticipate applying to MHIC for two separate construction loans of \$7.7MM for Phase I and \$6.4MM for Phase II. Subject to customary underwriting and due diligence, and the approval of our Board of Directors, we would be very pleased to provide construction financing for the Projects.

MHIC has a strong commitment to affordable housing and community development. We wish to continue our support of Madison Park Development Corporation’s activities in Roxbury and are looking forward to additional successful endeavors with you.

Sincerely,

A handwritten signature in black ink that reads "K. Beth O'Donnell".

K. Beth O’Donnell
Director of Community Investment